



**Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: 55
AGENDA DATE: Thu 10/28/2004
PAGE: 1 of 1

SUBJECT: Conduct a public hearing and consider action on an appeal by Irma Arrieta of the Zoning and Platting Commission's decision to deny a conditional use permit for day care services (General Use) at 308 West William Cannon.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Watershed Protection and **DIRECTOR'S**
DEPARTMENT: Development Review **AUTHORIZATION:** Joe Pantalion

FOR MORE INFORMATION CONTACT: Sue Welch, 974-3294; Martha Vincent, 974-3371

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: Denied by the Zoning and Platting Commission.

PURCHASING: N/A

MBE / WBE: N/A

The applicant is requesting a conditional use permit to develop a day care services (General Use) in an existing duplex in an SF-3 zoning district (site plan no. SPC-04-0002A). Day care services (General Use) is the use of a site for the provision of daytime care for more than 6 but not more than 20 persons. The applicant is proposing to care for 16 children. The site consists of an existing duplex residence, a portion of which has been used as a day care services (Limited Use) facility (6 or less children). Only minor construction is proposed to add a loop drop-off driveway area and sidewalks.

Staff recommended the conditional use permit as complying with City regulations. The Zoning and Platting (ZAP) Commission heard the case on June 15, 2004 and approved the conditional use permit (9-0). A motion was made to rescind and reconsider the action at the June 29, 2004, ZAP meeting because a citizen had signed in opposition at the June 15th meeting, but did not get to speak. At the August 3, 2004 meeting, the Zoning and Platting Commission voted to deny the conditional use permit (8-0). Irma Arrieta is appealing the Commission's denial on the basis that this request meets the criteria in Section 25-5-145 and should be granted.

Date: Sunday, September 26, 2004

SUBJ: Case Number: SPC-04-0002A
Owner: Irma and Sergio Arrieta
Agent: Jim Bennett
Project Name: Susy's Day Care
308 W. William Cannon

OCT 4 PM 1:09

From: Property Owners within 300 feet of SUBJ owner

We have received the subject appeal and wish to express continued concerns.

I personally would like to applaud Mr. and Mrs. Arreita for their entrepreneurship in wishing to begin their small business. As a minority woman myself, I fully support small minority businesses in Austin; however, not at the expense of children's safety.

1) The subject property is built directly next to the easement of City of Austin power lines for the South Austin area. I have enclosed some pictures taken from my yard looking onto the site plan. There is another picture taken from the entrance to the private driveway. This past summer these power lines literally snapped during maintenance and caused havoc in South Austin while City of Austin crews scrambled to cut off power. Part of the power line precariously swayed in my back yard, not only did these lines break but burned tree limbs. I was one of many homeowners and residents that were kept from accessing their homes until it was safe to enter. Can you imagine what catastrophic injuries could have occurred if a power line had fallen in the play area of Susy's Day Care. These lines not only carry high voltage power, their weight alone would cause serious injury if not death to a small child.

2) The subject property is also directly located on one of South Austin's busiest thoroughfares, William Cannon. On the corner of William Cannon and Sunstrip is a stop sign for traffic entering onto William Cannon, east or west. The probable request for Susy's Day Care, on this same corner, will only add traffic to this already congested corner. With one distraction, a small child could very well walk out onto this busy street, the possibility is always there.

3) The subject property is at the entrance of a private, single lane, driveway leading to six duplexes (12 resident families). This entrance is the only way in and only way out for these residents. Therefore, traffic congestion is also a safety concern when dropping off and picking up children during the same times of day when these residents are leaving or coming home from work.

Below are signatures from other neighbors who are in agreement with these concerns and are in opposition to this site plan.

Mary Alice and Gabriel Padilla -512-447-0185
307 Clearsky Circle, Austin, TX 78745 - owners since 1977

Padilla
Padilla

Mary Shepherd - 512-707-1518
6604 Sunstrip Dr., Austin, TX 78745

Mary Shepherd

Norma and Domingo Soto - 512-444-7598
6602 Sunstrip Dr., Austin, TX 78745

Norma + Domingo Soto

Joel Jaime - 512-441-3725
304 Starbright Dr., Austin, TX 78745

Joel Jaime

Mary Amaro - 512-447-8483
305 Starbright Dr., Austin, TX 78745

Mary Amaro

Eric and Joyce Christianson - 512-445-0591
302 Starbright Dr., Austin, TX 78745

Eric Christianson

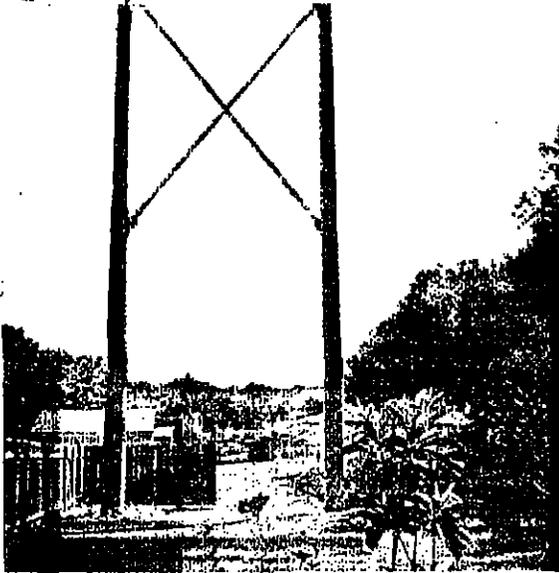
Mr. and Mrs. Luis M. Ramirez - 512-447-0172
6606 Sunstrip Dr., Austin, TX 78745

Luis Ramirez

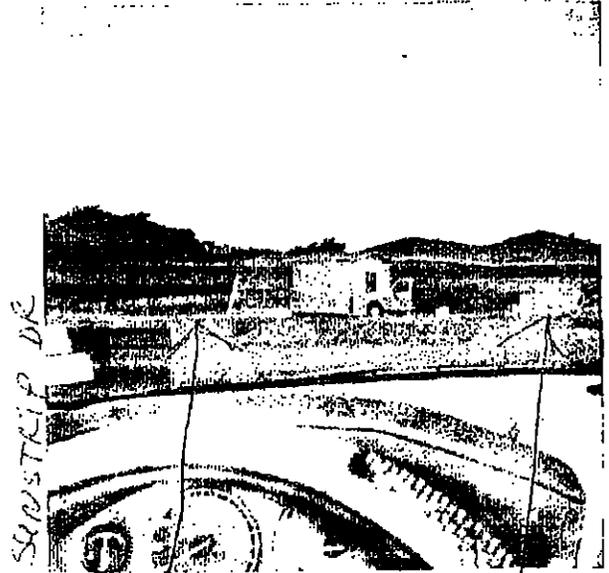
OCT 4 PM 1:09

POWER LINES ↓

SUNSTRIP DR.



from my yard looking at alley

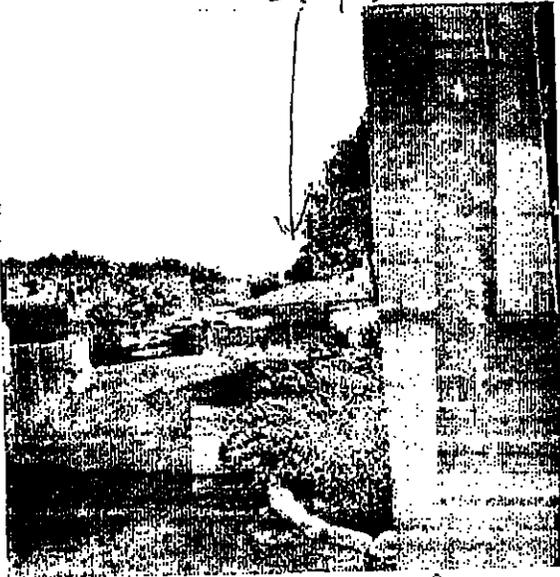


SUNSTRIP DR.

William Connor Seage
dam POSITIONED at entry to alley

S451'S

SUNSTRIP DR.



from my yard looking at alley

Power Lines ↓

S451'S

SUNSTRIP



to duplex

one way in - one way out
to alley drive for duplex occupants



City of Austin Watershed Protection and Development Review Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

AUG 9 AM 10:38

SITE PLAN APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Watershed Protection and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Planning Commission, or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. <u>SPC-04-0002A</u>	DATE APPEAL FILED <u>8-9-04</u>
PROJECT NAME <u>Susy's Day Care</u>	YOUR NAME <u>JIM BENNETT</u>
PROJECT ADDRESS _____	SIGNATURE <u>Jim Bennett</u>
<u>308 William Cannon</u>	YOUR ADDRESS <u>11505 Ridge Dr</u>
APPLICANT'S NAME <u>TRMA & Sergio Arrieta</u>	<u>Austin, tx 78748</u>
CITY CONTACT <u>Sue Welch</u>	YOUR PHONE NO. <u>(512) 784-4961 WORK</u>
	<u>(512) 282-3079 HOME</u>

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- I am the record property owner of the subject property
- I am the applicant or agent representing the applicant
- I communicated my interest by speaking at the Planning Commission public hearing on (date) _____.
- I communicated my interest in writing to the Director or Planning Commission prior to the decision (attach copy of dated correspondence).

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- I am the record owner of property within 500 feet of the subject site.
- I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: (Check one)

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Administrative Disapproval/Interpretation of a Site Plan | Date of Decision: _____ |
| <input type="checkbox"/> Replacement site plan | Date of Decision: _____ |
| <input checked="" type="checkbox"/> Planning Commission Approval/Disapproval of a Site Plan | Date of Decision: <u>Aug 3, 2004</u> |
| <input type="checkbox"/> Waiver or Extension | Date of Decision: _____ |
| <input type="checkbox"/> Planned Unit Development (PUD) Revision | Date of Decision: _____ |
| <input type="checkbox"/> Other: _____ | Date of Decision: _____ |

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:

SEE ATTACHED

(Attach additional page if necessary.)

Applicable Code Section: 25-5-145 -

CONDITIONAL USE PERMIT APPEAL
308 W. WILLIAM CANNON BLVD.
SUSY'S DAY CARE / SPC-04-0002A

AUG 9 AM 10:38

June 15, 2004- the site plan was approved by the ZONING AND PLATTING COMMISSION, with staff recommendation. The site plan complied with all the requirements of the LAND DEVELOPMENT CODE.

June 29, 2004- due to a citizen not being recognized to speak at the June 15th meeting the ZAP Commission rescinded and reconsidered their action.

July 20, 2004- at the applicant's request the case was postponed to August 3, 2004.

August 3, 2004- after having the public hearing the ZONING AND PLATTING COMMISSION denied the Conditional Use Permit. Discussion included parking and a 100 ft. LCRA easement which crosses the subject site.

Based on the fact that the site plan meets all of the requirements and evaluation criteria of the LAND DEVELOPMENT CODE. The concerns of parking and LCRA easements have been addressed and meet the requirements. We respectfully request that the Council grant the appeal and approved the site plan.

Jim Bennett, Agent

SUSY'S DAY CARE SITE PLAN APPEAL

- 26876 sq. ft. tract located at 308 W. William Cannon Drive (Unit B). The site consists of an existing duplex residence, a portion of which has been used as a day group home (6 or less children). Only minor construction is proposed to add a loop drop-off driveway area, and construction of sidewalks.
- The applicant is requesting approval of a conditional use permit for Day Care Services (General) in a SF-3 zoning district. Day Care Services (General) use is the use of a site for the provision of daytime care for more than 6 but not more than 20 persons.
- Staff recommended the conditional use permit as complying with City regulations. The Zoning and Platting Commission heard the case on June 15, 2004 and approved the conditional use permit (9-0). A motion was made to rescind and reconsider the action on June 29th ZAP meeting, because a citizen had signed in opposition at the June 15th meeting, but did not get to speak. At the August 3rd meeting, the Zoning and Platting Commission voted to deny the conditional use permit (8-0). Jim Bennett (applicant's agent) is appealing the Commission's denial on the basis that this request meets the requirements of criteria in LDC 25-5-145 and should be granted.
- A 100 ft. Electrical Transmission Easement (LCRA) was recorded for this lot with the subdivision plat. This easement transverse the lot and approximately ½ of the playground area will be located within the easement area. Although Austin Energy and LCRA (both have equipment in the easement) have concerns about a playground in the transmission easement, they did not recommend disapproval of the site plan (see attached letters).
- The Commission felt the Conditional Use Permit did not meet the findings of fact; specifically with regards to: *LDC 25-5-145 B(5) Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects*; The Commission expressed concerns over the compatibility of the day use especially with the playground's location and safety due to the transmission lines; *C(2) Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area*; and *C(3) Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign*: The Commission felt it would adversely affect adjoining properties and increased traffic would congested the alley access.
- The site fronts on William Cannon (major arterial) along six adjoining lots and has a private joint ingress/egress access alley (approved by plat) along the north boundary onto Sunstrip Drive. The applicant is proposing to construct a loop driveway to help facilitate traffic flow through the access easement. A citizen expressed opposition to the plan due to additional traffic generated through the alleyway.
- Currently developed with duplex at 30.37% impervious coverage – any additional impervious coverage other than the proposed loop driveway (total proposed impervious coverage is 35.11%) would require additional drainage/engineering services/costs.

**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-04-0002A **CITY COUNCIL DATE:** October 7, 2004
ZAP COMMISSION DATE: August 3, 2004
July 20, 2004
June 29, 2004
June 15, 2004

PROJECT NAME: Susy's Day Care

ADDRESS OF APPLICATION: 308 W WILLIAM CANNON DR, UNIT B

AREA: 1147 square feet

APPLICANT: Irma & Sergio Arrieta

PROPOSED DEVELOPMENT:

The applicant is requesting approval of a conditional use permit for Day Care Services (General) in a SF-3 zoning district. Day Care Services (General) use is the use of a site for the provision of daytime care for more than 6 but not more than 20 persons. The applicant is proposing to care for 16 children. The site consists of an existing duplex residence, a portion of which has been used as a day group home (6 or less children). Only minor construction is proposed to add a loop drop-off driveway area, and construction of sidewalks.

EXISTING ZONING: SF-3 – Single-Family Residence

NEIGHBORHOOD ORGNIZATIONS:

- 26 – Far South Austin Community Association
- 41 – South Boggy Creek Neighborhood Association
- 300 – Terrell Lane Interceptor Association
- 428 – Barton Springs/Edwards Aquifer Conservation District
- 511 – Austin Neighborhoods Council
- 627 – Onion Creek Homeowners Assn.
- 949 – Swcctbriar I

C.I.P. STATUS: Not applicable **T.I.A.:** No

WATERSHED: Williamson

APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

CAPITOL VIEW: Not applicable

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit to allow Day Care Services (General) use, which allows the provision of daytime care for less than 20 persons. The site is subject to compliance with all other applicable ordinance requirements.

ZONING AND PLATTING COMMISSION ACTION:

August 3, 2004 Deny Conditional Use Permit (8-0)

The Commission felt the Conditional Use Permit did not meet the findings of fact; specifically with regards to:

B(5) Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects. The Commission expressed concerns over the compatibility of the day use especially with the playground's location and safety due to the transmission lines;

C (2) Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

C(3) Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign. The Commission felt it would adversely affect adjoining properties and increased traffic would congested the alley access.

July 20, 2004 Postponed to 08/03/04 (By Applicant) – (8-0) By Consent.

June 29, 2004 Motion Made To Rescind And Reconsider Action on the July 20, 2004 Zap Agenda. (6-0) By Consent

June 15, 2004 Approved Staff's Recommendation; (9-0) By Consent

DEPARTMENT COMMENTS: The applicant is requesting approval of a conditional use permit for a day care facility (Day Care Services – General) in a SF-3 zoning district. The applicant is proposing to care for 16 children. Neighborhood-based day care is a civic use, which is compatible for this district. "Family child care – care provided to small groups of children in the home of the caregiver – is the most frequently used form of child care in low-income communities. Many low-income families choose family child care for its convenient location in residential neighborhoods, the cultural appropriateness of providers and settings, and its flexible and affordable services."¹

The site consists of an existing residence that has been previously used as a day group home by the applicant. The proposed day care is located at the corner of William Cannon and Sunstrip Drive. It is bounded by single-family residential to the north and duplexes to the east. Only minor construction is proposed to improve sidewalks and provide a loop driveway for drop-off. Compatibility is not triggered for the civic use "Day Care Services – General"; however the owner has agreed to screen the playground with a wooden fence. The playground is twenty feet from the adjacent property owner. Due to an electric easement, the width of the lot is large in comparison to other lots along the access easement. If this lot was subdivided according to the width of the other lots (approximately 65' each), two additional lots/duplexes could have been added. The traffic generated by the proposed day care use is only slightly higher than the traffic that would have been generated by these duplexes.

CASE MANAGER: Sue Welch
Sue.Welch@ci.austin.tx.us

Telephone: 974-3294

1

Report from "A National Conference on Community Development and Family Child Care"; Jointly Sponsored by The Community Investment Collaborative for Kids and the National Economic Development & Law Center

PROJECT INFORMATION:

Existing Building/ Structure Use:
 (duplex residential) 3214.00 sq. ft.
 Square Footage Proposed
 Day Care (General Use): 1144.00 sq. ft.
 Height/ Stories Allowed in SF-3 district: 35-feet (existing 18' one story)
 Allowed Impervious Cover: 45%
 Existing Impervious Cover: 8163
 Proposed Impervious Cover: 9436 sq. ft. (35.11%)
 Existing Access: ingress/egress easement by plat
 Subdivision status: Lot 25, Block G, Buckingham Ridge, Section Four
 Sidewalks: Sidewalks will be required on Sunstrip Drive

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a conditional use permit for general day care services in a SF-3 zoning district. The proposed day care is located at the corner of William Cannon (a major arterial) and Sunstrip Drive. It is bounded by single-family residential to the north and east; however it is separated by a 20 foot alleyway from the north property. The applicant is proposing a wooden fence to screen the playground.

Transportation: The site fronts on William Cannon with joint ingress/egress access to Sunstrip Drive. At the intersection the roadway is striped for 4 travel lanes of traffic. The applicant is proposing to construct a loop driveway to help facilitate traffic flow through the access easement. The applicant is required to build a sidewalk along Sunstrip Drive. The site plan complies with all transportation requirements.

Environmental: This site is located in the Williamson Creek watershed and subject to Suburban Watershed regulations. Additional landscaping has been added to the plans. All Environmental comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: ingress/egress easement (20 ft), then SF-3, single-family residential
West: SF-3- single-family duplex residential
South: William Cannon Drive (120' ROW)
East: Sunstrip Drive (60' ROW), then SF-3, single-family residential

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
William Cannon Drive	120'	2 @ 36'	Major Arterial (MAD6)
Sunstrip Drive	60'	40'	Residential Collector

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: **A: "The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section."**

B. A conditional use site plan must:

(1) Comply with the requirements of this title:

Staff Response: The site plan will comply with all regulations and requirements of the Land Development Code.

(2) Comply with the objectives and purposes of the zoning district;

Staff Response: The SF-3 zoning district is intended for moderate-density residential development and development densities compatible with residential development including civic uses, such as day care. This site plan complies with all development regulations of the SF-3 zoning district, including height, impervious cover, and building cover. The Conditional Use Permit is requested to allow day care (general), which allows for care of 20 or more children.

(3) Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;

Staff Response: The proposed development complies with the site development regulations of the SF-3 zoning district. The Conditional Use Permit is requested to allow the operation a day care (general) in SF-3 zoning district. Neighborhood-based day care is a civic use, which is compatible for this district.

Height Allowed in SF-3 district: 35-feet	Existing Height: 18-feet (one story)
Allowed Impervious Cover: 45%	Existing Impervious Cover: 35%
Allowed Building Cover: 40%	Existing Building Cover: 12%
Rear Setback Allowed: 10 feet	Existing Setback: 45 feet

The proposed access through an ingress/egress off of Sunstrip Drive.

(4) Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: the site plan complies with off-street parking and loading facility requirements. The applicant is building an additional loop drive for a drop-off area.

(5) Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

(6) For a conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.

Staff response: The proposed project is not in the East Austin Overlay or an adopted neighborhood plan.

C. In addition, a conditional use site plan may not:**(1) More adversely affect an adjoining site than would a permitted use;**

Staff Response: The proposed site plan complies with all development regulations of the SF-3 zoning district. Neighborhood-based day care is a civic use, which is compatible for this district. If this lot was subdivided according to the width of the other lots (approximately 65' each), two additional lots/duplexes could have been added. The traffic generated by the proposed day care use is only slightly higher than the traffic that would have been generated by these duplexes.

(2) Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan will not adversely affect the safety and convenience or vehicular and pedestrian circulation in the vicinity. The site is provided access by an alleyway to the north, which allows for parent parking for drop-off and pickup of children. The applicant is also building a loop-driveway to help facilitate traffic through the access easement and a sidewalk along Sunstrip Drive.

(3) Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.

Staff Response: All signs will comply with the requirements of the Land Development Code. Compatibility notes on the plans regulate lighting, and the applicant will demonstrate compliance with lighting requirements prior to release of the site plan. Any proposed signage will comply with the requirements of the Sign and Land Development Code.

D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

P84-026
MOD SALES
GR 84-100

ID

RESTAURANT

81-158RC
LO
DAY
CARE

85-336RC

CLEARSKY
CIRCLE

SPC-04-0002A

WILLIAM CANNON DRIVE

SUBSTRIP DRIVE

STYCREST DRIVE

MUESBY

SUNSHINE DRIVE

SF-3

85-336RC

SF-3

SF-3

SF-3

SF-3

SF-3

APA

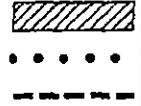
SANDYFOOD DRIVE

WINDY DRIVE

CLEARDAY DRIVE

N

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. WELCH



SITE PLAN CONSOLIDATED

CASE #: SPC-04-0002A

ADDRESS: 308 W WILLIAM CANNON DR

DATE: 04-06

UNIT B
SUBJECT AREA (acres): N/A

INTLS: SM

CITY GRID
REFERENCE
NUMBER
G16

= 200'

- COMPATIBILITY**
- THE USE OF HEAVY BELONGING SERVICES, SUCH AS METALING, GLASS AND... TO A MAXIMUM OF THREE (3), SHALL BE PROHIBITED. (20-2-1047)
 - THE HOUSE USE OF RESIDENTIAL EQUIPMENT SHALL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL ZONING. (20-2-1047)
 - ALL EXTERIOR LIGHTING SHALL BE SHIELDED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 20-2-1047)
 - ALL WASTEWATER AND ANY PREVIOUSLY PLACED HOUSE RECEIPTS WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS R-1 OR MORE RESTRICTIVE. (20-2-1047)

- FIRE DEPARTMENT:**
- THE WATER FIRE DEPARTMENT RECORDS ASBESTOS OR CONCRETE PRESENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER URVING SURFACE."
 - APPROXIMATELY BEING THE CENTER OF THE FOUR-HIGH OPTIMUM... (20-2-1047)
 - THE USE OF INSULATION WITH FIRE PROTECTION FEATURES ARE INSTALLED... (20-2-1047)
 - ALL PERMITS/RELOCATE PAVING SHALL BE DEMONSTRATED AND INSTALLED FOR... (20-2-1047)
 - CHIMNEYS, DAMPERS AND CONTAINERS WITH A MINIMUM CAVITY OF... (20-2-1047)
 - FIRE LAMES DISPATCHED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF... (20-2-1047)
 - VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 13 FEET, 6 INCHES FOR... (20-2-1047)

AMERICANS WITH DISABILITIES ACT:

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND... (20-2-1047)

ORDINANCE REQUIREMENTS:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE... (20-2-1047)
- APPROVAL FROM THE WATERDEPT PROTECTION AND DEVELOPMENT REVIEW... (20-2-1047)
- APPROVAL FOR BUILDING PERMIT APPROVAL... (20-2-1047)
- THE OWNER IS RESPONSIBLE FOR ALL COST OF RELOCATION, OR DAMAGE TO... (20-2-1047)
- ADDITIONAL ELECTRICAL BASEMENTS MAY BE REQUIRED AT A LATER DATE... (20-2-1047)
- ADDITIONAL ELECTRICAL BASEMENTS MAY BE REQUIRED AT A LATER DATE... (20-2-1047)

WATERDEPT STATUS:

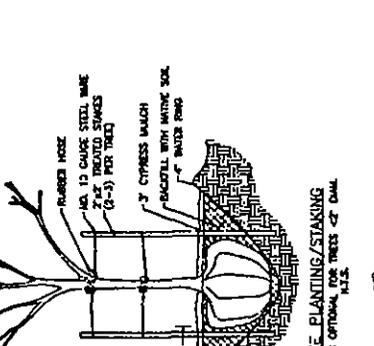
THIS PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, IS CLASSIFIED AS... (20-2-1047)

FLOOD PLAN NOTE:

THIS PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAN... (20-2-1047)

PLANTING TABLE

PLANTING TABLE	REQUIREMENTS
ONE STAFF	2 PER DWT
DAYCARE	2 PER DWT
DAYCARE (SCHOOL)	1 PER (5.1825), 1 H.C. (8.1185)
ONE STAFF	1 PER (5.1825), 1 H.C. (8.1185)
ONE STAFF	1 PER (5.1825), 1 H.C. (8.1185)



SHRUB PLANTING

SHRUB PLANTING	REQUIREMENTS
ONE OK	30 OK/IN
ONE OK	15 OK/IN
ONE OK	8 OK/IN
ONE OK	3 OK/IN
ONE OK	3 OK/IN

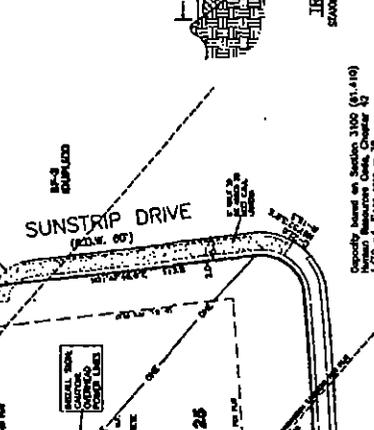
RECEIVED PLANNING

DATE: 11/15/2007

BY: LAURIE M. WELSH

NET SITE AREA CALCULATIONS

NET SITE AREA CALCULATIONS	REQUIREMENTS
Lot Area	14,100 sq. ft.



PROPOSED ENROLLMENT - 16 CHILDREN

12 AGES 0-4 YRS.

4 AGES 4-14 YRS. (AFTER SCHOOL)

NET SITE AREA CALCULATIONS

Lot Area: 14,100 sq. ft.

Lot Area: 14,100 sq. ft.

Lot Area: 14,100 sq. ft.

APPROXIMATE COVER

Approximate cover: 0.5% (100 sq. ft. = 10,000 sq. ft.)

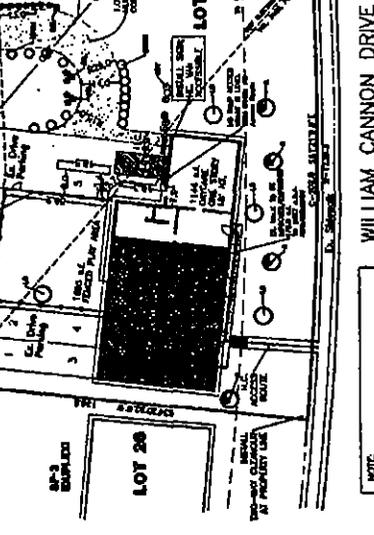
Approximate cover: 0.5% (100 sq. ft. = 10,000 sq. ft.)

PROPOSED METRIC COVER ON LOT 26

PROPOSED METRIC COVER ON LOT 26	REQUIREMENTS
Lot Area	14,100 sq. ft.

ADDITIONAL NOTES:

THE PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR... (20-2-1047)



ADDITIONAL NOTES:

THE PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR... (20-2-1047)

ADDITIONAL NOTES:

THE PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR... (20-2-1047)

ADDITIONAL NOTES:

THE PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR... (20-2-1047)

ADDITIONAL NOTES:

ADDITIONAL NOTES	REQUIREMENTS
Lot Area	14,100 sq. ft.

Diana L. Hurry
201 Mesa Verde Drive
Cedar Creek, TX 78612
Phone: (512) 303-1983

June 16, 2002

Zoning and Platting Commission
P.O. Box 1088
Austin, TX 78767-8835

Re: File No: SPC-04-000-2A
Susy's Daycare
308 W. William Cannon Drive

Madam Chairman:

My husband and I were in attendance at the June 15, 2004 Zoning and Platting Commission hearing for the above referenced item. My husband James Hurry signed in prior to the start of the meeting at approximately 6:05P.M. through 6:10P.M.

We are asking the committee to reconsider their recommendation for a Conditional Use Permit for the above file. We did not have the opportunity to voice our concerns at this meeting.

Your consideration to our request is appreciated.

Sincerely,
James Hurry
Diana Hurry
James and Diana Hurry

06/15/04
ZAP

JD)

Comment Card			
PLANNING COMMISSION			
Agenda Item #: <u>13</u>		Name (Please PRINT) <u>James Hurry</u>	
Please indicate your position on this item: <input type="checkbox"/> FOR <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/> NEUTRAL / UNDECIDED		Address <u>201 Mesa Verde Dr.</u> <u>Cedar Creek, TX 78612</u>	
Do you wish to speak on this item? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Email <u>jhurry@austin-rr.com</u>	
		Phone <u>3032 755</u>	Date



City of Austin Watershed Protection and Development Review
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

JUL 8 PM 1:05

JUL 8 PM 1:05

NOTICE OF ZONING & PLATTING COMMISSION PUBLIC HEARING FOR CONDITIONAL USE PERMIT

Mailing Date of this Notice: June 4, 2004

File Number: SPC-04-0002A

The Watershed Protection and Development Review Department has received the following described application for development. This notice has been mailed to you because City Ordinance requires that all property owners within 300 feet of a proposed development and affected neighborhood organizations be notified of a public hearing on this application.

OWNER: Irma Arrieta

PHONE: (512) 445-9072

PROJECT NAME: Susy's Daycare

PROJECT ADDRESS AND/OR LEGAL DESCRIPTION: (See map) 308 W. William Cannon Drive

PROJECT DESCRIPTION: The applicant is proposing a Conditional Use Permit for Susy's Daycare no site work is proposed other than sidewalk improvements.

ZONING & PLATTING COMMISSION HEARING DATE: June 15, 2004 TIME: 6:00 PM

LOCATION: 505 Barton Springs Road, One Texas Center, 3rd Floor, Training Room #325, Austin

If you have any questions concerning this notice, please contact Sue Welch at the City of Austin Watershed Protection and Development Review Department, (512) 974-3294. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call.

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # SPC-04-0002A-SW

Zoning & Platting Commission Hearing Date: June 15, 2004

Name (please print) JOSEPH + JOCELYN FENWICK

I am in favor

Address 418 BILLINGFORD DR, KATY TX 77450

I object

WE OWN 310 + 312 W. WILLIAM CANNON. OUR PHONE # IS 713 444 7097; E-MAIL: fox_p2@yahoo.com. WE'RE AGAINST THIS PROJECT BECAUSE OF THE POSSIBLE CONSEQUENCES OF INCREASED TRAFFIC TO THIS RESIDENTIAL AREA. THIS MAY DRIVE OUR RENTERS TO MOVE OUT.



City of Austin Watershed Protection and Development Review
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

JUL 20 AM 11:50

NOTICE OF ZONING & PLATTING COMMISSION PUBLIC HEARING FOR CONDITIONAL USE PERMIT

Mailing Date of this Notice: July 9, 2004

File Number: SPC-04-0002A

The Watershed Protection and Development Review Department has received the following described application for development. This notice has been mailed to you because City Ordinance requires that all property owners within 300 feet of a proposed development and affected neighborhood organizations be notified of a public hearing on this application.

OWNER: Irma Arrieta

PHONE: (512) 445-9072

PROJECT NAME: Susy's Daycare

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PROJECT DESCRIPTION: The applicant is proposing a Conditional Use Permit for Susy's Daycare no site work is proposed other than driveway and sidewalk improvements.

ZONING & PLATTING COMMISSION HEARING DATE: July 20, 2004 TIME: 6:00 PM

LOCATION: 505 Barton Springs Road, One Texas Center, 3rd Floor, Training Room #325, Austin

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File # SPC-04-0002A-SW

Zoning & Platting Commission Hearing Date: July 20, 2004

Name (please print) JOSEPH & JOCELYN FENWICK

I am in favor

Address 418 BILLINGFORD DRIVE, KATY, TX 77450

I object

WE OWN BOTH 310 & 312 W. WM. CANNON. WE'RE AGAINST THIS DAY CARE PROPOSITION BECAUSE OF THE CONSEQUENCES OF INCREASED TRAFFIC IN THIS MAINLY RESIDENTIAL AREA. THIS WILL BE INCONVENIENT TO OUR RENTERS.

JOCELYN'S CELL PHONE IS 713 444 7097.



City of Austin Watershed Protection and Development Review
 505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

NOTICE OF ZONING & PLATTING COMMISSION PUBLIC HEARING FOR CONDITIONAL USE PERMIT

Mailing Date of this Notice: June 4, 2004

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File # SPC-04-0002A-SW

Zoning & Platting Commission Hearing Date: June 15, 2004

Property Owner Since 1977

Name (please print) MARY ALICE PADILLA

I am in favor

Address 307 CLEARSKY CIRCLE
AUSTIN TX 78745

I object
 (Am)
 (WK)

512-447-0185
 512-326-6937

*"What is the point!!
 Conducting business already."*



City of Austin Watershed Protection and Development Review
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

JUL 16 AM 10:06

NOTICE OF ZONING & PLATTING COMMISSION PUBLIC HEARING FOR CONDITIONAL USE PERMIT

Mailing Date of this Notice: July 9, 2004

File Number: SPC-04-0002A

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You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # SPC-04-0002A-SW

Zoning & Platting Commission Hearing Date: July 20, 2004

Name (please print) Mary Alice & Gabriel Padilla

I am in favor

Address 307 Clearsky

I object